

041.0

Map

0005

Block

0007.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 1,019,000 /

USE VALUE: 1,019,000 /

ASSESSed: 1,019,000 /

Total Card /

Total Parcel

1,019,000

1,019,000

1,019,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16	-18	FORDHAM ST, ARLINGTON

OWNERSHIP

Owner 1:	SMITH ERIC J
Owner 2:	SMITH-AUSTIN KERRYANNE
Owner 3:	
Street 1:	16 FORDHAM ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2453 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	569,500	5,500	444,000	1,019,000
Total Card	0.103	569,500	5,500	444,000	1,019,000
Total Parcel	0.103	569,500	5,500	444,000	1,019,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:	415.41	/Parcel:	415.4

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	569,600	5500	4,500.	444,000	1,019,100	1,019,100	Year End Roll	12/18/2019
2019	104	FV	417,000	5500	4,500.	471,800	894,300	894,300	Year End Roll	1/3/2019
2018	104	FV	417,000	5500	4,500.	344,100	766,600	766,600	Year End Roll	12/20/2017
2017	104	FV	391,300	5500	4,500.	299,700	696,500	696,500	Year End Roll	1/3/2017
2016	104	FV	391,300	5500	4,500.	255,300	652,100	652,100	Year End	1/4/2016
2015	104	FV	349,100	5500	4,500.	249,800	604,400	604,400	Year End Roll	12/11/2014
2014	104	FV	349,100	5500	4,500.	205,400	560,000	560,000	Year End Roll	12/16/2013
2013	104	FV	363,100	5500	4,500.	195,400	564,000	564,000		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HEERAN NOEL	28632-514		5/28/1998		311,000	No	No		Y

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HEERAN NOEL	28632-514		5/28/1998		311,000	No	No		Y

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HEERAN NOEL	28632-514		5/28/1998		311,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/15/2011	704	Manual	8,800					REPL GAR ROOF STRU
8/28/2007	751	Redo Bat	6,000			G9	GR FY09	re-do 1st fl bath
5/24/2007	383	Add Bath	100,000			G9	GR FY09	renovations
10/22/2002	897	Siding	17,300					
4/9/2002	244	Porch	15,000	C				REBUILD FRONT/REAR
11/2/2000	851	New Wind	17,251	C				33 REPLACEMENT WIN
4/12/1998	206	Manual	1,000					REPAIR TERMITE DAM

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	HS	Hanne S
1/9/2009	Meas/Inspect	189	PATRIOT
2/3/2003	External Ins	PM	Peter M
4/29/2000	Inspected	264	PATRIOT
2/29/2000	Measured	264	PATRIOT
8/17/1993		PC	PHIL C

Sign:

VERIFICATION OF VISIT NOT DATA

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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

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2021

